
S-4261
TAYLOR-HANNA MINOR
Minor-Sketch Plan

STAFF REPORT
September 15, 2011

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner, Bryco Properties, LLC by Bryon Gloden, represented by Robert Grove, Surveyor, is seeking primary approval to replat one lot (Lot 73 in Taylor, Hanna, Harter and Stockwell's Addition to the Town of Lafayette) into two lots, 0.145 acres in area, located at the southwest corner of North and 11th Streets, in Lafayette, Fairfield 21 (SW) 23-4.

AREA ZONING PATTERNS:

The lot, located in the Historic Jefferson Neighborhood, is zoned R2U as are all surrounding lots. Catty-corner to the northeast is a lot zoned R3U; NBU zoning exists to the southwest fronting Ferry Street.

AREA LAND USE PATTERNS:

Currently the lot in question has two principal use buildings: a duplex and a single-family dwelling adjacent to the alley. Variances have been filed with the Lafayette Division of the ABZA for both lot width and lot area (to allow Lot 2 to have 2010 square feet of area instead of the required 4000 square feet; to allow Lot 1 to have a lot width of 50.17' instead of the 60' required for a duplex; to allow Lot 1 to have a square footage of 4318 instead of the required 6000 square feet for a duplex). These variances are scheduled for hearing two days prior to this subdivision request; all of them must be granted by the BZA in order for this subdivision request to be approvable.

TRAFFIC AND TRANSPORTATION:

Both North Street and 11th Street are urban local roads. The required right-of-way widths have already been dedicated, so no further dedication is needed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water are already in place. No additional utility easements are necessary.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks for this lot in the R2U district are 15' along both frontages, 20' from the rear and 6' from the side. It would appear that both buildings exceed building setbacks and no on-site parking has been provided. If either building were to be damaged and rebuilt, or if petitioner wished to expand either residence, setback and parking variances would be required prior to building permit issuance.

NOTE:

This subdivision request can only be heard and voted on if all three variance requests were approved by the Lafayette Division of the ABZA.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.
4. The approved Lafayette Division of the ABZA variances shall be noted on the final plat with the date of approval and case number.